

3.1 Overview

From 1900 to 1960, Bryan's population increased steadily. In 1960, its population accounted for 61 percent of Brazos County's population. After 1960, Bryan's population continued to increase, but at a slower rate. The proportion of the County's population living in Bryan has declined since 1960, due in part to the growth in College Station's population.

During the decade of the 1990's the City's population grew at an annual rate of 1.9 percent. Based upon the 1990 US Census, Bryan's population accounted for approximately 45 percent of the Brazos County population, and College Station accounted for 43 percent. By the 2000 US Census, the portion of the County population attributed to Bryan had declined to 43 percent while College Station had risen to account for 45 percent. The actual percentage of Brazos County's population residing in Bryan in year 2005 is less than that projected in the 1999 Comprehensive Plan (42.9% actual versus 48.2% projected). Also, Brazos County's population is growing faster than predicted, while the City of Bryan is growing slightly slower than projected in the 1999 Plan.

3.2 Historical Population Growth and 2005 Population Estimate

Historical Census population data for Brazos County and the Cities of Bryan and College Station for the years 1900-2004 are displayed in Table 3.1. Estimates prepared by the Texas State Data Center for 2005 are included.

Table 3.1
Historical Population of Bryan, College Station and Brazos County
1900-2000, 2005 Estimate

Year	Brazos County	Bryan	Annual Percent Change	College Station	Annual Percent Change
1900	18,859	3,589	-	-	-
1910	18,919	4,132	1.42%	-	-
1920	21,975	6,307	4.32%	-	-
1930	21,835	7,814	2.17%	-	-
1940	26,977	11,842	4.24%	2,184	-
1950	38,390	18,102	4.34%	7,925	13.76%
1960	44,895	27,542	4.29%	11,396	3.70%
1970	57,978	33,719	2.04%	17,676	4.49%
1980	93,588	44,337	2.78%	37,272	7.75%
1990	121,862	55,002	2.18%	52,456	3.48%
2000	152,415	65,660	1.94%	67,890	2.54%
2005	161,548	69,396	1.14%	74,050	1.81%

Source: US Census for decades; Texas State Data Center for 2005 estimate

3.3 Population Projections

The purpose of projecting population is to provide a realistic forecast of the future using the best available information in order to enable a community to predict impacts on resources and thus adjust budgets and service levels accordingly. As conditions and information change, population projections should be updated. There are four projection scenarios used by TSDC. In each one, assumptions about births and deaths are the same. The differences are in the net migration assumptions. The results of the four population projection scenarios developed by the TSDC for Brazos County can be found in Table 3.2.

Brazos County

Following their analyses of statewide trends, the Texas State Data Center recommends Scenario 0.5 (Table 3.2) for most counties for use in long-term planning. One of several reasons for this recommendation is that this scenario represents a rate of growth more moderate than the rapid growth of the 1990s but one that still produces substantial population growth in the State.

Table 3.2

Projected Population Scenarios for Brazos County

2005-2040

Year	Scenario 0.0	Scenario 0.5	Scenario 1.0	Scenario 2000-2002
2000	152,415	152,415	152,415	152,415
2005	157,445	161,548	165,764	165,921
2010	162,592	171,066	179,572	178,714
2015	167,332	180,369	192,996	190,734
2020	171,877	189,935	206,791	202,209
2025	175,760	198,935	219,795	212,765
2030	178,823	207,091	231,349	221,454
2035	181,290	214,713	241,987	229,007
2040	182,980	221,280	250,961	234,421

Source: Texas State Data Center

City of Bryan

Table 3.3 displays low, medium and high growth projections using annual growth rates ranging from 1.2 percent to 2.0 percent annually applied to the Texas State Data Center 2005 population estimate for the City of Bryan. These three scenarios were selected based upon the historical annual percent change in population over the past fifteen years.

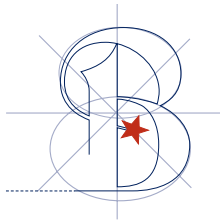


Table 3.3

Population Projection Scenarios for Bryan

2005 – 2040

Year	Population	Population Low 1.2%	Population Medium 1.5%	Population High 2.0%
2005	69,396			
2010		73,661	74,759	76,619
2015		78,188	80,537	84,593
2020		82,993	86,761	93,398
2025		88,094	93,466	103,119
2030		93,508	100,690	113,851
2035		99,254	108,472	125,701
2040		105,354	116,855	138,784

Source: Texas State Data Center, IPS Group

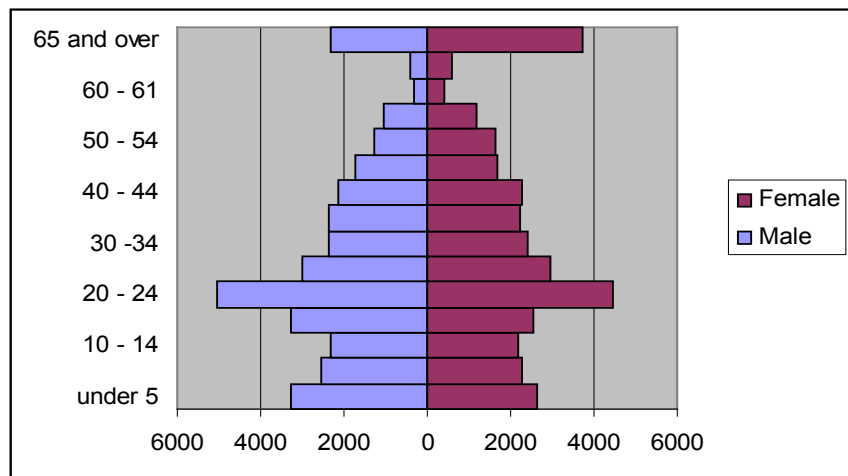
3.4 Age and Gender

The distribution of population by age and sex for Bryan in 2000 is displayed in Figure 3.1.

Figure 3.1

Population Distribution by Age and Gender

2000



Source: US Census

The age cohort accounting for the largest percentage of the total population was the group that includes a number of university and college students at Texas A&M and Blinn College. The second largest group is the 65+-age cohort. The study of related housing trends in Bryan indicates that single-family and multi-family dwellings have been increasing to support these expanding age cohorts. These findings are also supported the conclusion of the Texas State Data Center that, “The aging of the population is pervasive across the regions.”¹

¹Press release, June 21, 2004.

3.5 Race and Gender

A comparison of the race and gender composition of Bryan between 1990 and 2000 is shown in Table 3.4. The percentage population of males and females has remained nearly equal over the decade. The characteristics of race indicate that a majority of Bryan's population is white, which accounted for 69.9 percent of the 1990 population, but dropped to 63.7 percent of the 2000 population. The percentage of the total population that is black has remained fairly constant over the past ten years, accounting for 17.2 percent of the population in 1990 and 17.7 percent in 2000. The characteristics classified as "Other Race," accounted for 11.1 percent in 1990 and grew to 15.5 percent in 2000.

Table 3.4

Race and Gender Composition of Bryan
1990 and 2000

Category	1990 Population	Percent of Total	2000 Population	Percent of Total
Gender				
Male	27,256	49.6 %	32,701	49.8 %
Female	27,746	50.4 %	32,959	50.2 %
Total	55,002	100.0 %	65,660	100.0 %
Race				
White	38,437	69.9%	42,452	63.7 %
Black	9,452	17.2%	11,635	17.7 %
American Indian, Eskimo, or Aleut	135	0.2%	265	0.4 %
Asian or Pacific Islander	851	1.5%	1136	1.7 %
Other race	6,127	11.1%	10,172	15.5 %
Total	55,002	100.0%	65,660	100.0 %

Source: US Census

3.6 Ethnicity

The US Census Bureau classifies Hispanic persons as a language group, not a racial group. The Census 2000 questionnaire included two minimum categories for ethnicity: Hispanic or Latino and Not Hispanic or Latino. Hispanics and Latinos may be of any race. From 1990 to 2000 the persons of Hispanic origin increased from 20 percent of the total Bryan population to 27.8 percent. The number of younger heads of households is also growing in this segment of the population. Growing diversity of the population is a trend that will create demands for specialized educational services, particularly for the rapidly growing non-Anglo population.²

3.7 Housing – Composition, Occupancy and Tenure

According to the US Census Bureau, households are classified by type according to the sex of the householder and the presence of relatives. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more persons related to him or her by birth, marriage, or adoption. A non-family householder is a householder living alone or with non-relatives only. Table 3.5 shows the breakdown by number and percentage of the various household types.

² Population and Survey Analysis, 2003.

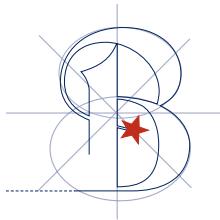


Table 3.5

Household Types in Bryan
2000

Household (HH) Type	Number of HH	Percentage of HH
Family Households	14,877	62.6%
Married Couple with children	5,136	21.6%
Married Couple no children	5,374	22.6%
Male Householder with children	433	1.8%
Female Householder with children	2,101	8.8%
Non-family Households	8,882	37.4%
Total Households	23,759*	100%

Source: US Census

* As of October 2005 another 1,239 single family and duplex units and 4,694 multi-family units had been constructed bringing the total number of dwelling units to 29,692.

Key points relative to housing are noted below:

- In 1990, there were a total of 20,705 households in Bryan compared to 23,759 in 2000. Family households as a percentage of the total households had decreased from 65 percent in 1990 to 62 percent in 2000.
- Households containing married couples with children dropped from 26 percent of the total households in 1990 to 22 percent in 2000.
- Single-parent households with children comprised 10 percent of the total households in 1990 and had increased slightly to 10.6 percent in 2000.
- The percentage of female-headed single-parent households decreased between 1990 and 2000 from 90% to 83% of the total single parent households while the male-headed single-parent households increased from 10% to 17%.
- Non-family households increased from 35 percent to just over 37 percent over the past decade.
- According to the 2000 Census, the number of occupied dwelling units constituted 92.4 percent of the total units. The Census revealed that just slightly over half of the occupied units were owner occupied (50.8 percent) while just under half (49.2 percent) were being rented
- According to the 2000 Census, the number of persons per owner-occupied unit versus renter-occupied unit was 2.8 and 2.51, respectively.

